

MCHENRY COUNTY PLANNING AND DEVELOPMENT  
 2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098  
 815-334-4560

Office Use Only  
 Petition #/Permit # 2024-067

**APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW**

<b>OWNER INFORMATION:</b> Name <u>JOHANSON Hill Farms LLC</u> Address <u>13503 RT. 176</u> City, St, Zip <u>WOODSTOCK IL 60098</u> Daytime Phone <u>847-878-8227</u> Email <u>Brant@nilcoinc.com</u>	<b>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</b> Name <u>PETER BAZAS</u> Address <u>1250 LARKIN Suite 100</u> City, St, Zip <u>ELGIN IL 60123</u> Phone <u>847-742-8800</u> Email <u>AWILSON@BAZASFREEMAN.COM</u> <p style="text-align: center;">Free</p>
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<b>APPLICANT (If other than owner):</b> Name _____ Address _____ City, St, Zip _____ Daytime Phone _____ Email _____	<b>TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):</b> Name _____ Address _____ City, St, Zip _____ Phone _____ Email _____
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**PARCEL INFORMATION:**

Address 13503 RT. 176

City WOODSTOCK Zip 60098

Parcel/Tax Number 13-30-400-010 AND 13-30-400-011

Number of Acres 20

RENEWAL 2014-022

Applying For: (Check all that apply) <u>RENEW EX.</u> <u>CONDITIONAL</u> <u>USE</u>	<input type="checkbox"/> Reclassification	Current Zoning: _____	Requested Zoning: _____	
	<input checked="" type="checkbox"/> Conditional Use & Site Plan Review	CUP Request: <u>LANDSCAPE BUSINESS OUTSIDE STORAGE FUTURE GARDEN CENTER</u>	Variation Request: _____	Type: _____
	<input type="checkbox"/> Variation, Administrative <input type="checkbox"/> Variation, Zoning	<input type="checkbox"/> Site Plan Review	UDO Section(s): _____	Type: _____
	<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Appeal		

Please provide additional information on the back of this page.

**NARRATIVE:** Please use this space to explain your request in detail.

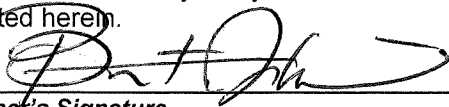
RE-APPLYING FOR CONDITIONAL USE TO OPERATE A LANDSCAPING BUSINESS WITH OUTDOOR STORAGE AND GARDEN CENTER. WE HAVE NO CHANGES TO OUR EXISTING, CONDITIONAL USE AND HAVE NO IMMEDIATE PLANS FOR A GARDEN CENTER. WE ARE JUST LOOKING TO CONTINUE TO OPERATE AS WE HAVE SINCE 2014.

**CONSENT**

I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

**VERIFICATION**

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.



Owner's Signature

BRENT JOHNSON

Print Name

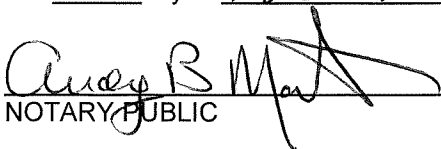


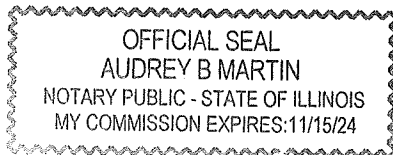
Signature

BRENT JOHNSON

Print Name

SUBSCRIBED and SWORN to before me this 4 day of NOVEMBER, 2024.

  
NOTARY PUBLIC



**CONSENT TO ON-SITE INSPECTION**

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative may inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

**ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES**


I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

**ZONING APPLICATION INTERPRETATION**

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

**ACCEPTANCE OF FEES FOR NOTIFICATION**

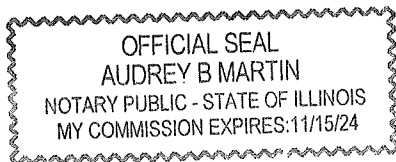
I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.

  
\_\_\_\_\_  
Owner's Signature  
Brent Johnson  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name

SUBSCRIBED and SWORN to before me  
this 4~~th~~ day of NOVEMBER, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC



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**CORPORATE DISCLOSURE**

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by a corporation or partnership for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify the names and addresses of all officers and directors and all shareholders/stockholders owning an interest in excess of seven and one-half percent (7.5%)

If an owner, officer, director, shareholder/stockholder is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

Name of Entity:			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
BRENT JOHNSON	PRESIDENT OF NILCO	13503 RT. 176 WOODSTOCK IL 60098	100%

Please attach additional information, if needed.

\*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

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If an owner, officer, director, shareholder/stockholder is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

<b>Name of Entity:</b>			
<b>Name</b>	<b>Title (officers, directors, shareholders/stockholders)</b>	<b>Address (address, city, state, zip)</b>	<b>Percent of ownership interest</b>
Johnson Hill Farms LLC	Brent Johnson President	13503 Rt. 176 Woodstock Il. 60098	100%

Please attach additional information, if needed.

\*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

**Approval Standards for Conditional Use**  
(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for conditional use. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)? *WE WENT THROUGH THE ENTIRE PROCESS TO OPERATE LANDSCAPE BUSINESS W/ OUTSIDE STORAGE, TO CONFORM TO CURRENT UDO.*
2. Is the conditional use compatible with the existing or planned future development of the area? *YES THE CONDITIONAL USE IS COMPATIBLE WITH THE OTHER BUSINESSES THAT ARE ALONG RT. 176.*
3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort or general welfare of the area? *NO IT WOULD NOT BE DETRIMENTAL OR ENDANGER THE PUBLIC. OUR TRUCKS ARE OFF PROPERTY FROM 7:30 AM AND RETURN BY 5 PM.*
4. Will the conditional use be injurious to the use and enjoyment of other property in the area? *NO THE OTHER 15 ACERS ARE BEING FARMED AND ~~ARE~~ HARVESTED*
5. Will the conditional use substantially diminish and impair property value in the area? *NO SINCE I AM STILL FARMING 15 ACERS OF THE PROPERTY*
6. Are adequate utilities, access roads, drainage, and other necessary facilities provided? *YES I CONFORMED MY ENTRANCE AND WAS APPROVED BY IDOT. DETENTION WAS INSTALLED PER MCHENRY CO.*
7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets? *IDOT HAD ME INSTALL A TURN IN LANE AS PART OF MY 2014 CONDITIONAL USE.*
8. Will the conditional use conform to the applicable standards of the underlying zoning district? *YES I CONFORMED TO ALL REQUESTS.*
9. Will the conditional use be reasonably in the interest of the public welfare? *YES IT IS REASONABLE THAT MY USE WOULD BENEFIT ADJACENT HOMEOWNERS TO THE SERVICES I PROVIDE.*
10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality? *YES MCHENRY COUNTY HAD ME INSTALL (2) DETENTION BASINS PER ENGINEERING PLAN ATTACHED TO THIS APPLICATION.*